

LAWSON TRAY RHODA AND WIFE,
CATHY RHODA

GRANTORS,

TO:

WARRANTY DEED

JAMES CUTBERTH AND WIFE,
DONNA CUTBERTH

GRANTEES.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, LAWSON TRAY RHODA AND WIFE, CATHY RHODA, do this day sell, convey and warrant unto JAMES CUTBERTH AND WIFE, DONNA CUTBERTH, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Beginning at a point in the south line of the northwest quarter of Section 3, Township 3 South, Range 7 West, said point being a point in the east right of way of Getwell Road (80 feet wide) and being in the south line of the Lamb Tract; thence north 2 degrees 47 minutes west 450 feet along said right of way to the point of beginning of the following lot: thence north 87 degrees 19 minutes east 436 feet to a point; thence north 2 degrees 47 minutes west 150 feet to a point; thence south 87 degrees 19 minutes west 436 feet to a point in the east right of way of Getwell Road; thence south 2 degrees 47 minutes east 150 feet to the point of beginning and containing 1.50 acres more or less, situated in DeSoto County, Mississippi.
All bearings are magnetic.

Further consideration for the above described property is the assumption by Grantees of that certain Deed of Trust executed by Lawson Tray Rhoda and wife Cathy Rhoda, in favor of SUNBURST BANK, a Mississippi Corporation, dated July 26, 1990, filed for record July 27, 1990, at 9:03 a.m. and recorded in Deed Book 515, Page 534, said Deed of Trust securing an indebtedness in the current principal amount of \$ 51,041.37 and Grantees takes title subject to said loan. Grantors do hereby authorize the transfer of said loan from their names into Grantees' name; and Grantors do hereby set over and assign, without charge or fee, any and all escrow funds held by said or its assigns in connection with the above property.

The warranty in this deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Possession is to be given with delivery of this deed.

WITNESS our signatures, this the 10th day of July, 1992.

STATE MS.-DE SOTO CO.
FILED

AUG 14 9 39 AM '92

RECORDED 8-17-92
DEED BOOK 248
PAGE 392
W.E. DAVIS CH. CLK.

LAWSON TRAY RHODA, GRANTOR

CATHY RHODA, GRANTOR

JAMES CUTBERTH, GRANTEE

DONNA CUTBERTH, GRANTEE

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named LAWSON TRAY RHODA AND WIFE, CATHY RHODA, Grantors, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 10 day of July, 1992..

Margaret Bloodworth
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires 2-2-96

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named JAMES CUTBERTH AND WIFE, DONNA CUTBERTH, Grantees, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the date and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 10th day of July, 1992.

Margaret Bloodworth
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires 2-2-96

Grantors' Address: 390 Gehwell Rd, Demando MS 38632
Grantors' Phone Number: Home: 429-1328 Work: 429-5482
Grantees' Address: 390 Gehwell Rd, Demando MS 38632
Grantees' Phone Number: Home: 429-1328 Work: 429-1328